

BK 6117PG032

WARRANTY DEED

036621

TRANSFER
TAX
PAID

7-50
12-30

We, Wilson Hickam and Nita S. Hickam of Biddeford, Maine, for consideration paid, grant to Roland Fournier & Associates, whose mailing address is P.O. Box 59, Waterville, Maine with Warranty Covenants, the following:

PARCEL ONE:

A CERTAIN LOT OR PARCEL OF LAND, with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

BEGINNING on the West River Road, leading from Waterville to Augusta on the North line of land formerly of Sarah A. Lowe and running on said line to land formerly of Joseph Libby about one hundred twenty (120) rods; thence northerly on Libby's East line about fifty (50) rods to the South line of formerly the Ricker farm; thence easterly on the line of the Ricker Farm and formerly the George Wood farm to said road; thence southerly on said road to the place of beginning, containing about fifty acres.

EXCEPTING AND RESERVING therefrom the following parcel conveyed by Paul R. Holmes, et al to James J. Pelotte by deed dated August 21, 1948 and recorded in Kennebec Registry of Deeds, Book 880, Page 542, said parcel beginning on the West right of way of the Sidney Road at other land of Pelotte; thence running southerly along the road 450 feet; thence westerly 100 feet; thence northerly 380 feet to Pelotte; thence easterly 330 feet to the point of beginning.

PARCEL TWO:

ALSO another certain lot or parcel of land, bounded and described as follows, to wit:

BEGINNING at an iron pin located in the westerly boundary of the West River Road, so-called, which marks the southeast corner of land conveyed by J.J. Pelotte to Rosaire Pelotte, by deed recorded in Book 902, Page 176 in the Kennebec Registry of Deeds; thence running southerly along the West boundary of said Road, a distance of one hundred (100) feet to an iron pin; thence running westerly one hundred (100) feet to an iron pin set in the ground; thence running northerly a distance of one hundred twenty (120) feet to an iron pin set in the ground; thence running easterly and along the South boundary of the land formerly conveyed to Rosaire Pelotte by J.J. Pelotte, a distance of one hundred sixty-three (163) feet to an iron pin which marks the point of beginning.

EXCEPTING AND RESERVING a right of way over the above described premises for the purpose of access to land now or formerly of James J. Pelotte which adjoins the North boundary of said premises.

THE ABOVE PREMISES BEING the same conveyed by John D. Doyle and Mary L. Doyle to Wilson Hickam and Nita S. Hickam by deed dated January 9, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3488, Page 3.

SUBJECT TO a mortgage given by Wilson Hickam and Nita S. Hickam to Border Trust Company by deed dated June 17, 1999 and recorded in Book 5977 Page 95.

Border Trust Co. (S)
P.O. Box 220
So. China, Me 04358

7-50
12-30Witness our hands and seals this 24th day of November, 1999.

Witness

Witness

Wilson Hickam

Nita S. Hickam

STATE OF MAINE

County of York, ss.November 24, 1999

Then personally appeared the above named Wilson Hickam and Nita S. Hickam and acknowledged the foregoing instrument to be their free act and deed.

Before me,

CRISTIE ANN LECLAIR
Notary Public, Maine
My Commission Expires June 6, 2006

Notary Public

Printed Name

My Com. Exp.: June 06 2006

SEAL

RECEIVED KENNERED SS.

1999 DEC 14 AM 9:00

ATTEST: Theresa R. Mearns
REGISTER OF DEEDS